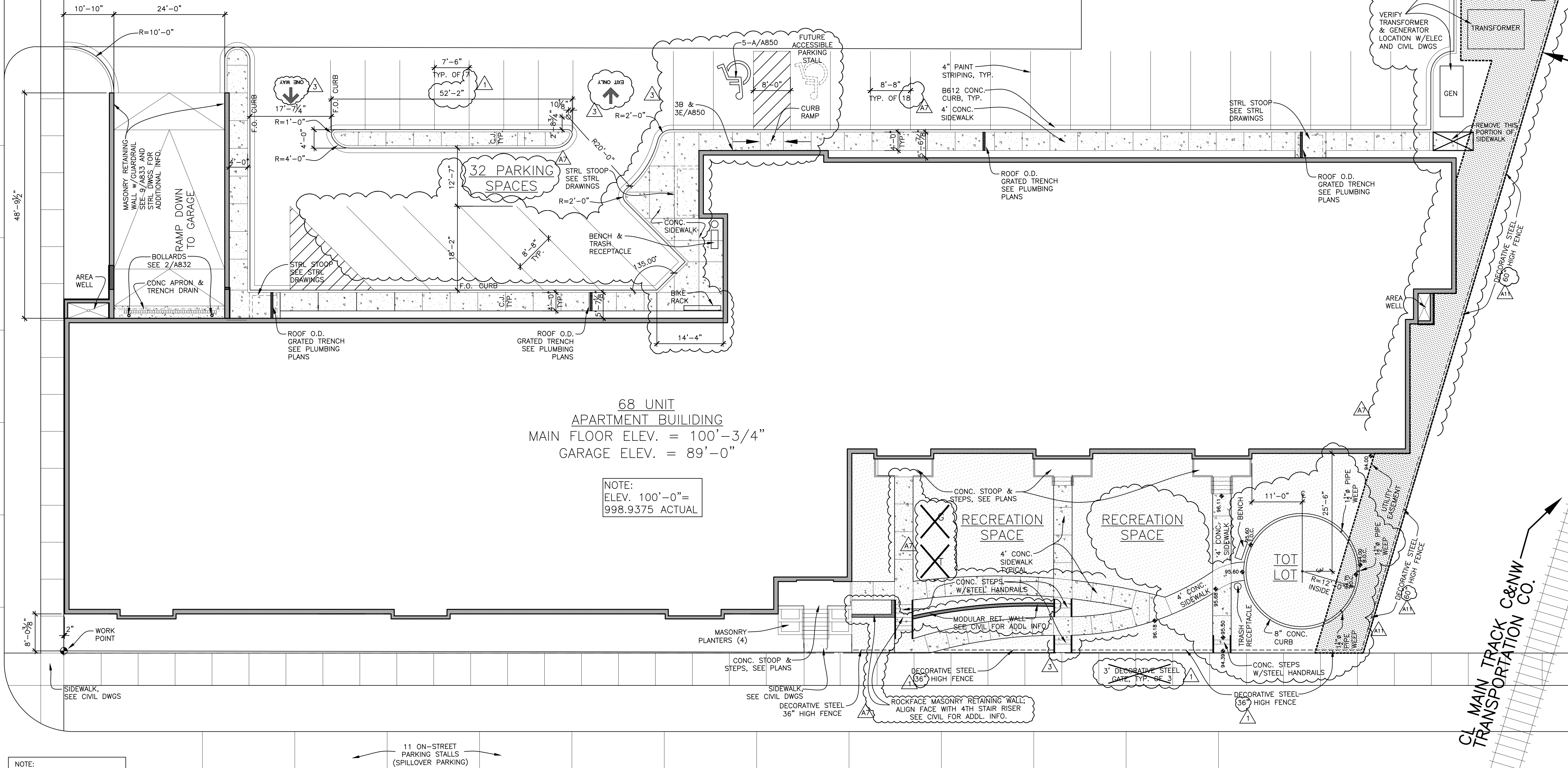


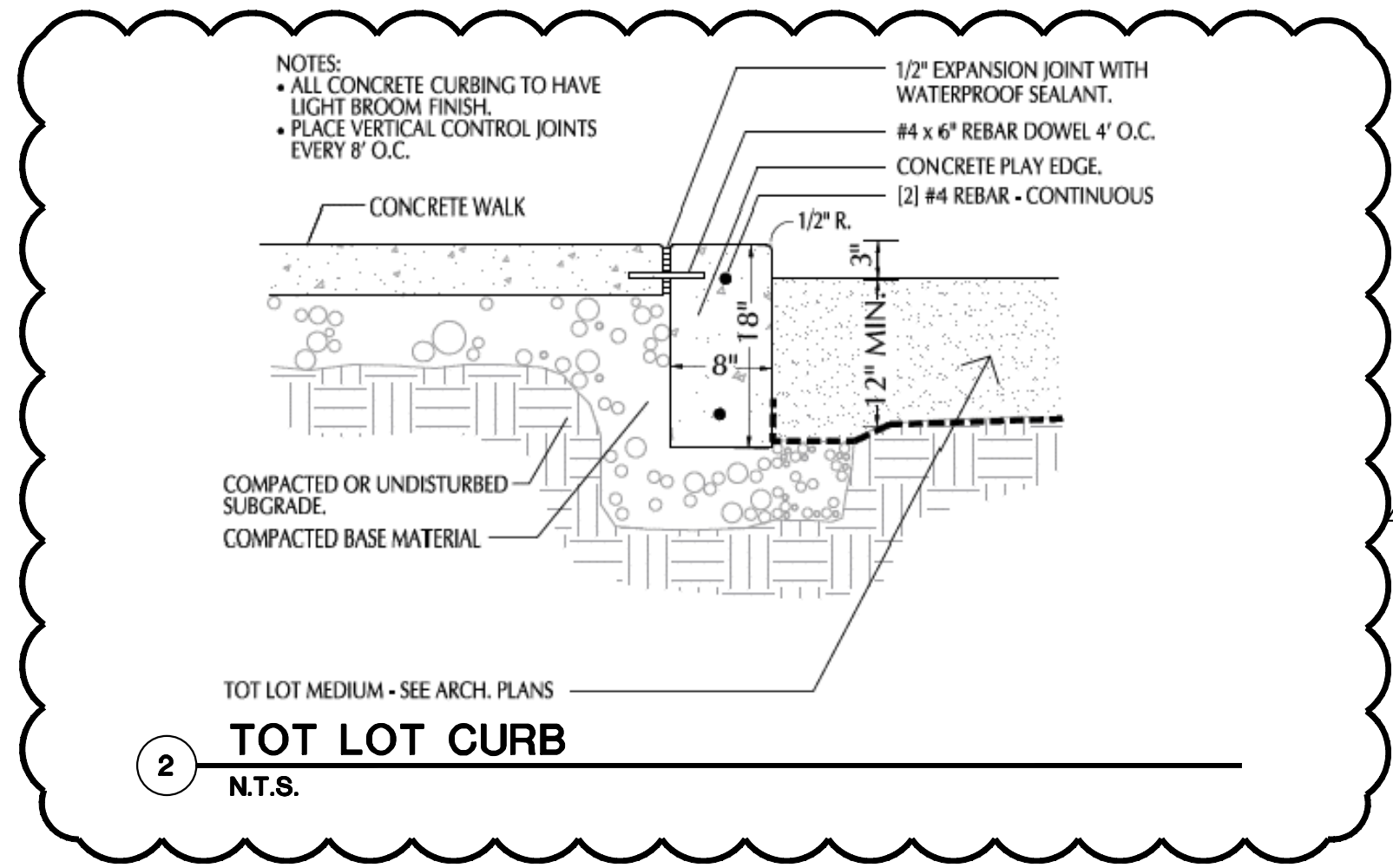
5TH STREET NW

5 ON-STREET PARKING STALLS (SPILLOVER PARKING)



1 SITE PLAN
3/32"-1'-0"

1ST AVENUE FLATS		COMM. NO.: 1421	
ZONING DATA			
CURRENT ZONING:	B-4 RESTRICTIVE DEVELOPMENT		
SITE ADDRESS:	LOT 1, BLOCK 1, FIRST AVE FLATS (ESTIMATED TO BE 420 1ST AVE NW)		
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL		
BASE SITE AREA:	41,150 S.F.		
F.A.R. - RESIDENTIAL GROSS/SITE:	74,494/41,150 = 1.810		
MINIMUM SETBACKS:	NONE		
BUILDING HEIGHT:	54'-0"		
LANDSCAPE AREA:	6,667 S.F. 16% OF SITE		
% RECREATION AREA:	4,789 S.F. 12% OF SITE		
OFF-STREET PARKING:	GARAGE = 53 STALLS + ON-GRADE = 33 STALLS TOTAL = 86 STALLS		
ACCESSIBLE PARKING:	BUILDING CODE REQUIRES 2% MIN. OF EACH PARKING AREA TO BE ACCESSIBLE: (1 STALL ON-GRADE, 2 STALLS IN GARAGE) MHFA REQUIRES THAT 5% OF PARKING STALLS DEDICATED TO RESIDENTS BE ACCESSIBLE, OR THAT ANY STALLS BEYOND THOSE REQUIRED BY THE BUILDING CODE BE "CONVERTIBLE" TO ACCESSIBLE UPON RESIDENT REQUEST.		
SPILLOVER PARKING:	MIN. REQUIRED: (.15) X (68 UNITS) = 10.2		
(63.426, MULTI-FAMILY 50-100 UNITS)		ACTUAL: ON-GRADE = 1 STALL (+1 CONVERTIBLE) GARAGE = 2 STALLS (+1 CONVERTIBLE) ACTUAL: STREET = 16 STALLS	



ISSUE & REVISION	
PERMIT SET:	2/3/16
ADDENDUM 1:	2/10/16
ADDENDUM 2:	6/10/16
ADDENDUM 3:	6/20/16
ADDENDUM 4:	6/6/16
ADDENDUM 5:	6/24/16
ADDENDUM 6:	7/6/16
ADDENDUM 7:	7/27/16
ADDENDUM 8:	8/15/16
ADDENDUM 9:	10/10/16
ADDENDUM 10:	9/30/16
ADDENDUM 11:	11/22/16
ADDENDUM 12:	8/10/17

OWNER	
1AF United Partnership	2227 NW 7th Street Rochester, MN 55901 Tel: 507.260.3572
CIVIL ENGINEER	
Short Elliott Hendrickson	717 Third Ave. SE Rochester, MN 55904 Tel: 507.265.0404
LANDSCAPE ARCHITECT	
LOUCKS ASSOCIATES and Design	885 KELLOGG BLVD. E. ST. PAUL, MN 55101 Tel: 651.287.8817
STRUCTURAL ENGINEER	
Structural Service	826 Riverwood Dr. SW Crystal, MN 55429 Tel: 763.555.0742
MEP ENGINEER	
Steen Engineering, Inc.	5430 Douglas Drive N. Crystal, MN 55429 Tel: 763.555.0742

1ST AVENUE FLATS	
5TH ST NW & 1ST AVE NW	ROCHESTER, MN

1201 HAWTHORNE AVENUE MINNEAPOLIS, MN 55403 SUITE 400 TEL: 612-332-5420 FAX: 612-332-5425 WWW.MILLERHANSON.COM	MILLER HANSON PARTNERS
---	------------------------

DESIGNED BY: KENT SIMON, ARCHITECT SUPERVISOR AND THAT I AM A REGISTERED ARCHITECT SEPARATE FROM THE STATE OF MINNESOTA	KENT SIMON NAME: KENT SIMON DATE: FEBRUARY 3, 2016 NO. 16390
---	--

SITE PLAN
A200

BLVD. TREES (4 REQUIRED, 4 PROPOSED)
TO BE INSTALLED BY CITY OF ROCHESTER PARKS DEPARTMENT -
OWNER TO PAY THE GOING RATE PER TREE TO THE PARKS DEPARTMENT -
OR
OWNER TO PROVIDE PLANTING PLAN, LICENSE, WARRANTY, AND INSTALL -

INSTALL PED. RAMP
W/ TRUNCATED DOMES
-SEE MNDOT STANDARD
PLAN 5-297.250

BLVD. TREES (9 REQUIRED, 7 PROPOSED, 2 EXISTING)
TO BE INSTALLED BY CITY OF ROCHESTER PARKS DEPARTMENT -
OWNER TO PAY THE GOING RATE PER TREE TO THE PARKS DEPARTMENT -
OR
OWNER TO PROVIDE PLANTING PLAN, LICENSE, WARRANTY, AND INSTALL -

BLVD. TREES (4 REQUIRED, 4 PROPOSED)
TO BE INSTALLED BY CITY OF ROCHESTER PARKS DEPARTMENT -
OWNER TO PAY THE GOING RATE PER TREE TO THE PARKS DEPARTMENT -
OR
OWNER TO PROVIDE PLANTING PLAN, LICENSE, WARRANTY, AND INSTALL -

BLVD. TREES (4 REQUIRED, 4 PROPOSED)
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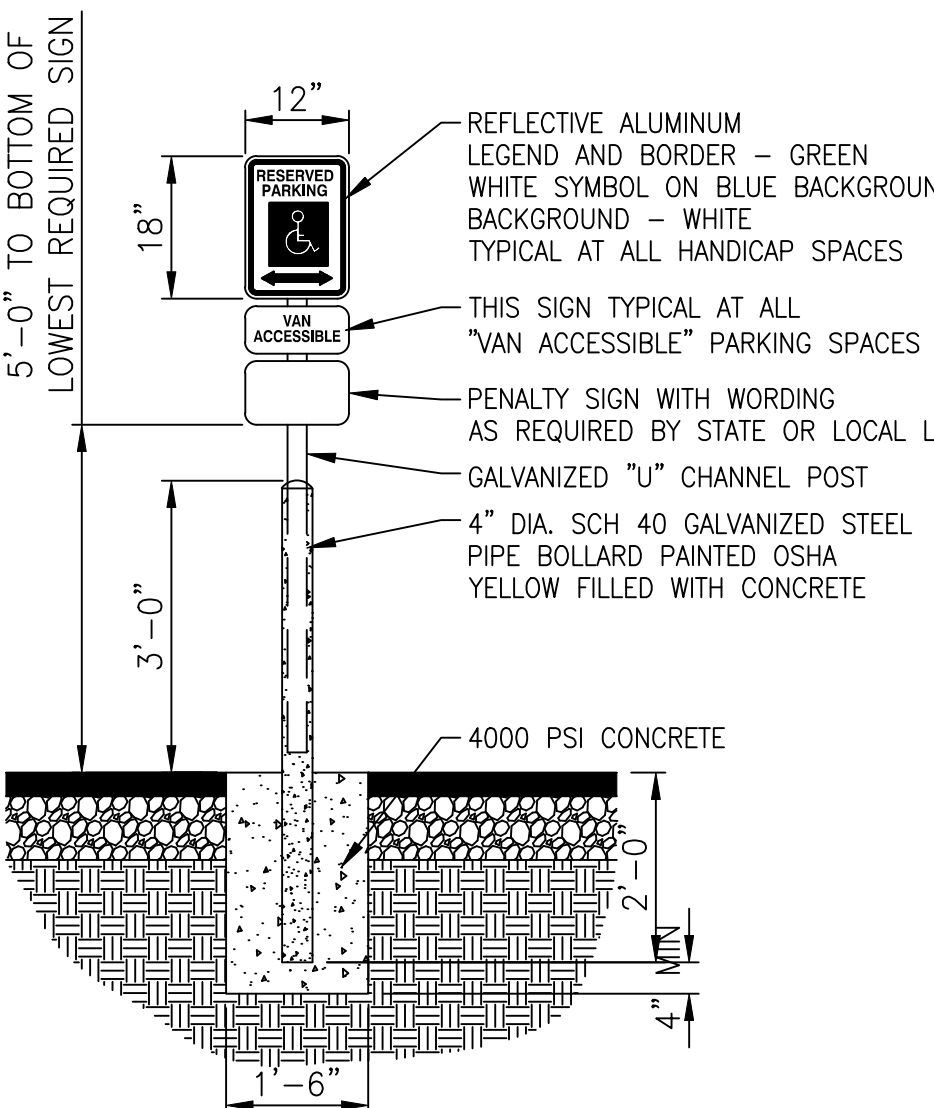
NORTH BROADWAY (HWY 63)

5TH STREET NW

EX RAILROAD TRACKS

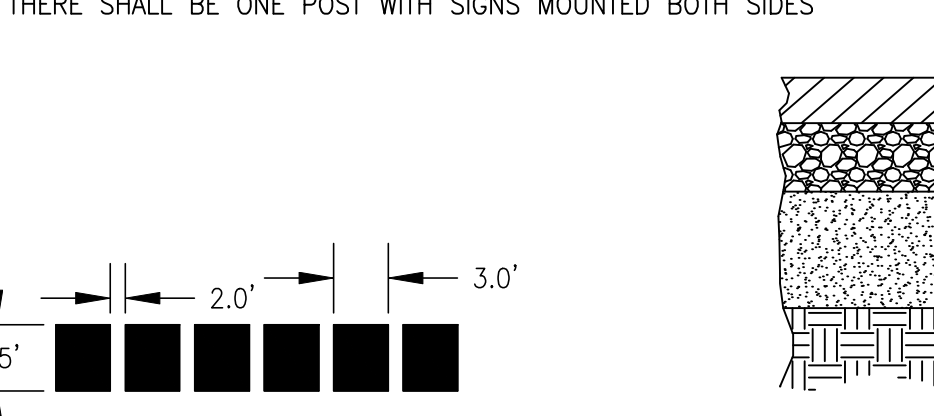
GENERAL NOTES

1. ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE SPECIFICATIONS AS PREPARED BY CITY OF ROCHESTER SHALL BE CONSIDERED A PART OF THESE DOCUMENTS AS IF BOUND HEREIN. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING
3. DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO ANY EXISTING UTILITY. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND ROCK
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND ROCK ELEVATIONS BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PROJECT AREA AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE ACTUAL JOB CONDITIONS PRIOR TO BIDDING AND THE START OF ANY WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR.
6. THE CONTRACTOR SHALL VERIFY AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. NOTES AND DETAILS ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "AS-BUILT" LOCATIONS OF PUBLIC AND PRIVATE INFRASTRUCTURE, AND MUST NOTIFY THE PROJECT ENGINEER PRIOR TO INSTALLATION.



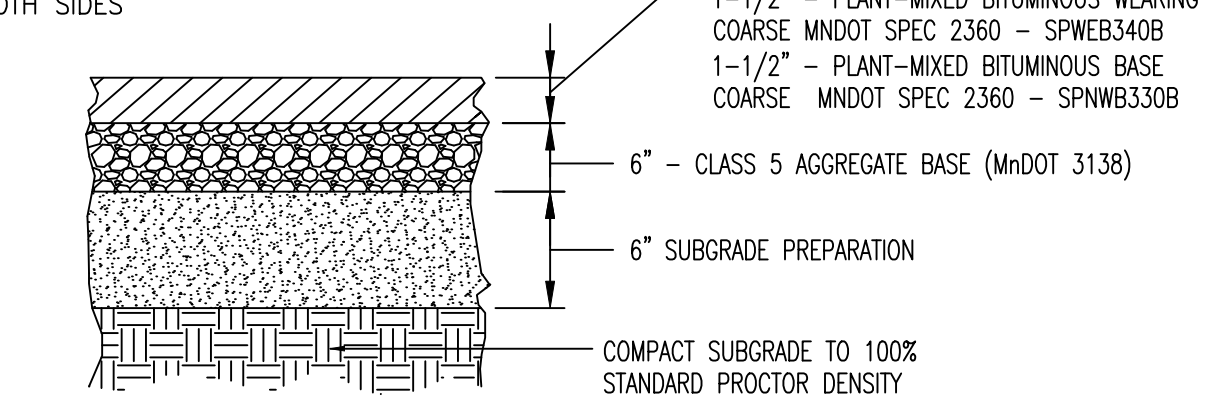
HANDICAP PARKING SIGN

ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



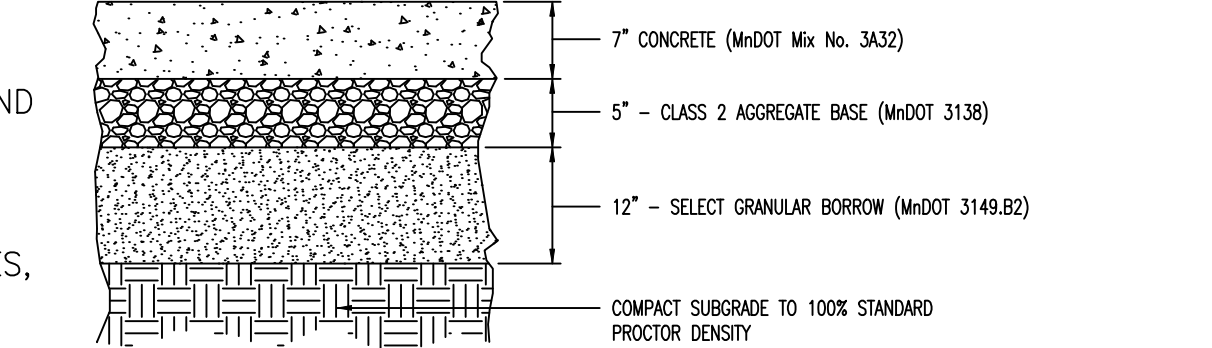
CROSSWALK DETAIL

NOT TO SCALE



LIGHT DUTY BITUMINOUS PAVING DETAIL

NOT TO SCALE



HEAVY DUTY CONCRETE PAVING DETAIL

(GARAGE ENTRANCE RAMP)

NOT TO SCALE

OWNER / DEVELOPER

1AF, LIMITED PARTNERSHIP
2227 7TH STREET NW
ROCHESTER, MN 55901
CONTACT: JOSEPH WEIS
PHONE NO.: (507) 288-2041
JOEWEIS@WEISBUILDERS.COM



1ST AVENUE NW

UTILITY CLASSIFICATION

PER MINNESOTA STATUTES 2002, SECTION 216D.04, SUBDIVISION 1A, THE EXISTING UNDERGROUND UTILITIES FOR THIS PROJECT SHALL BE CONSIDERED A "D" CLASSIFICATION.

UTILITY CONNECTIONS NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY CONNECTIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING AND PROPOSED ON SITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, CABLE T.V., TELEPHONE, GAS, ELECTRIC, ON-SITE ELECTRIC, SITE LIGHTING, SIGNAGE, ETC.

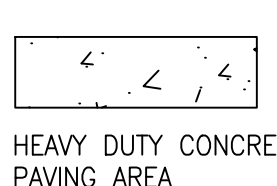
NOTE : STORM SHELTER FACILITY SHALL BE LOCATED IN THE UNDERGROUND GARAGE AREA OF THE APARTMENT BUILDING.

REPLAT LOT DESCRIPTION

Lot 1, Block 1 FIRST AVE FLATS according to the plat on file at the County Recorder's office, Olmsted County, Minnesota.



RECREATIONAL SPACE AREA



HEAVY DUTY CONCRETE PAVING AREA

DRAWN BY: WN
DESIGNER: WN
CHECKED BY: BA
SEH DESIGN TEAM

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

William S. Anderson
Date: 9-30-16 Lic. No. 15092



PHONE: 507.288.6464
717 THIRD AVENUE SE
ROCHESTER, MN 55904
www.sehinc.com

SEH FILE NO.
135394

C1.0

ISSUE & REVISION	
PERMIT SET:	2/3/16
PUBLIC WORKS COMMENTS:	2/24/16
PUBLIC WORKS COMMENTS & BLDG FOOTPRINT CHANGE:	2/24/16
ADDENDUM #2	4/29/16
ADDENDUM #3	5/10/16
CITY REVISED	7/14/16
STORM NOTES	9/30/16
COMM #1421	

MEP ENGINEERS:	Steen Engineering, Inc. 5430 Douglas Drive N. Crystal, MN 55429 Tel: 763.365.6742
STRUCTURAL ENGINEER:	Structural Service and Design 1125 Riverwood Dr. SW Olmsted, MN 56006 Tel: 507.367.2653
LANDSCAPE ARCHITECT:	LOUCKS ASSOCIATES 365 KELLOGG BLVD. E. ST. PAUL, MN 55101 Tel: 651.291.6817
CIVIL ENGINEER:	Short Elliott Hendrickson 717 Third Ave. SE Rochester, MN 55904 Tel: 507.288.6464
OWNER'S REPRESENTATIVE:	EAGLE BUILDING COMPANY 330 Sison Blvd. St. Paul, MN 55101 Tel: 612-378-1115

1ST AVENUE FLATS
SITE PLAN
5TH ST NW & 1ST AVE NW
ROCHESTER, MN

1201 HAWTHORNE AVENUE
MINNEAPOLIS, MN 55403
SUITE 400
TEL: 612-332-5420
FAX: 612-332-5425
WWW.MILLERHANSON.COM

MILLER HANSON
PARTNERS